

B-3089 - B-3100

1801-1850

49-1 E. Montgomery St. (South side)
Baltimore, Md.
Private access

The houses along the south side of the unit block of E. Montgomery St. include some of the earliest Federal style, two and a half story brick houses built in the area. 1, 3, and 9 E. Montgomery St. are all three bays wide and were built before 1805. The other two and a half story houses on the street are two bays wide and were built between 1809 and 1825. These include 11 E. Montgomery St. and the pairs of houses at 5-7, 17-19, 25-27, and 29-31 E. Montgomery St. 13 E. Montgomery St. is a three story, two bay wide gable-roofed house built in the late 1840's, as was its neighbor, 15 E. Montgomery St., which, however, has since been remodeled and now has a shed roof and bracketed cornice. 21-23 E. Montgomery St. are three story, two bay wide "half houses" with front gable roofs and two story high rear additions. 33-35 E. Montgomery St. are unusual three and a half story, two bay wide brick houses with gable roofs and dormer windows that run the full length of the roof. The houses are the only survivors of an original group of five such houses built in the late 1840's between 33 and 41 E. Montgomery St. 47-49 E. Montgomery St. are three story, two bay wide brick houses with shed roofs and bracketed cornice which are either replacements or enlargements of the original two and a half story houses on the site.

MARYLAND HISTORICAL TRUST

B-3092
MAGI 0430922304

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

2 LOCATION

STREET & NUMBER

25-27 E. Montgomery St.

CITY, TOWN

Baltimore

— VICINITY OF

CONGRESSIONAL DISTRICT

STATE

Maryland

COUNTY

3 CLASSIFICATION

CATEGORY

— DISTRICT

☒ BUILDING(S)

— STRUCTURE

— SITE

— OBJECT

OWNERSHIP

— PUBLIC

☒ PRIVATE

— BOTH

PUBLIC ACQUISITION

— IN PROCESS

— BEING CONSIDERED

STATUS

☒ OCCUPIED (25)

☒ UNOCCUPIED (27)

— WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED (25)

— YES: UNRESTRICTED

☒ NO (27)

PRESENT USE

— AGRICULTURE

— COMMERCIAL

— EDUCATIONAL

— ENTERTAINMENT

— GOVERNMENT

— INDUSTRIAL

— MILITARY

— MUSEUM

— PARK

☒ PRIVATE RESIDENCE (25)

— RELIGIOUS

— SCIENTIFIC

— TRANSPORTATION

☒ OTHER restoration contemplated (27)

4 OWNER OF PROPERTY

NAME

Telephone #:

STREET & NUMBER

CITY, TOWN

— VICINITY OF

STATE, zip code

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Records Office Room 601

Liber #:

Folio #:

STREET & NUMBER

Baltimore City Courthouse

CITY, TOWN

Baltimore

STATE

Maryland 21202

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

— FEDERAL — STATE — COUNTY — LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT (25)	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input checked="" type="checkbox"/> RUINS (27)	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This pair of 2 1/2 story brick, gable roofed houses, with a single dormer window apiece, formed part of an original row of such houses that extended along this side of Montgomery St. 25 E. Montgomery is in the process of being restored. 27 E. Montgomery is in a very bad condition; half of the front of the structure is filled in with concrete blocks to prevent the house from collapsing. An arched alleyway runs between the two buildings.

The houses are 2 1/2 stories in height, 12 1/2' wide, and extend back on lots about .64' deep. They are constructed in Flemish bond. The steeply pitched gable roof is covered with an asphalt shingle roof of relatively recent date. There are tall rectangular chimneys at the eastern and western ends of the houses. A simple brick cornice extends across the facades. The door and window openings of 25 E. Montgomery St. have flat stone lintels. The sills of the second floor windows are stone; those of the first floor, wood. The one remaining window opening of 27 E. Montgomery St. has a segmentally arched brick lintel with a scroll-sawed tympanum. The sill is wood. No original sash remains. The first floor window openings of 25 E. Montgomery St. has been filled with a double hung window with 9/6 lights. The second floor and dormer windows are filled with new 6/6 sash. The single opening remaining at 27 E. Montgomery St. is boarded. The new six panel door at 25 E. Montgomery St. is surmounted by a three-light transom. The houses sit on high basements, the entrance to 27 being reached by 4 modern brick steps. A square-shaped coal opening is located to the right of the steps.

The floor plan of 25-27 E. Montgomery St. is quite typical of this type of 2 1/2 story dwelling. The main house is two rooms deep on each floor, with the tightly winding stairs located in the back room, in a niche between the fireplace and the partition wall between the front and back rooms. Each of the four main rooms has a fireplace.

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES 1813-1824

BUILDER/ARCHITECT John Merritt?

STATEMENT OF SIGNIFICANCE

See under 27-29 E. Montgomery St.

This particular pair of houses seems to have been built by John Merrit, a drayman who purchased the property in 1813 with some form of house already on it, probably a single frame dwelling.¹ Merritt is listed at this address throughout the period 1814-1840 so it is difficult to know just when he replaced the earlier house with the pair of houses now standing. Since they are so similar to the adjoining pair, it is tempting to think that they were built contemporaneously with 27-29 Montgomery St. and possibly by the same builder, working for Merritt. Merritt operated a feed store behind his house, on Sugar Alley, now Churchill St. The number of carters and drayman who lived along Montgomery St. in the early years of the nineteenth century would seem to indicate that Churchill St. was particularly used for stables, as the location of Merritt's feed store would further support.

¹Baltimore City Directory, 1814

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

M.E. Hayward / Historic Sites Surveyor

ORGANIZATION

Maryland Historical Trust / Struever Bros. & Eccles

DATE

3/79

STREET & NUMBER

1745 Circle Rd.

TELEPHONE

CITY OR TOWN

Ruxton

STATE

Maryland 21204

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

STATE REVIEW SHEET

NPS Project Number

Historic Preservation Certification Application - Part 1

Name of Property: 27 E. Montgomery Street
Address of Property: 27 E. Montgomery Street, Baltimore, Md.
Name of Registered Historic District: Federal Hill National Register Historic District
12/30/83 date initial application received by State _____ date additional information requested by State
_____ date complete information received by State _____ date of this transmittal to NPS
Inspection of property by State staff? _____ no _____ yes date: _____

1

The following information is enclosed:

- ☒ photos of facades and streetscapes ☒ photos of interiors
☒ signed, completed application ☒ map locating structure within historic district
_____ additional State comments on attached sheet

2

For Evaluating Significance within Registered Historic Districts: Complete section (1), (2), or (3) according to which of the Secretary's "Standards for Evaluating Significance within Registered Historic Districts" applies.

- (1) ☒ The structure contributes to the historic significance of this district in:
_____ location _____ design ☒ setting _____ materials _____ workmanship ☒ feeling and association
Briefly explain how this structure relates to the significant qualities and characteristics of the district as described in the National Register nomination form or district documentation on file.
The district is characterized by 19th c. masonry rowhouses, 2-3 stories, 2-3 bays, which present a continuity of scale, fenestration, configuration and placement in the streetscape. This structure is an integral part of the streetscape and conforms in scale, design.
- (2) _____ The structure does not contribute to the historic significance of this district because:
_____ it does not add to the district's sense of time and place and historical development;
_____ the location, design, setting, materials, workmanship, feeling and association have been so altered or have so deteriorated that the overall integrity of the property has been irretrievably lost.
Briefly explain this recommendation:

- (3) _____ For structures less than 50 years old:
_____ the historical merits of the district are documented in the National Register form or district documentation on file as less than 50 years old, justifying the certification of this structure's contribution.
_____ the strong historical or architectural merit of this structure as described in the National Register nomination form or district documentation on file justifies its certification as contributing.
_____ there is insufficient justification to consider this structure contributing on the basis of its individual architectural or historical merits or the significance of the district
Briefly explain how Standard (3) applies to this structure's individual merits or its significance in relationship to the significant qualities and characteristics of the district:

* * *
See
attached
letter.

3

For preliminary determination that building is a potential certified historic structure:

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A. Nomination status of property:

- ☐ Nomination has already been submitted to State review board and, if reviewed by the board, property will be nominated within a reasonable period of time. (Draft nomination attached).
- ☐ Nomination was submitted to the National Register on _____.
- ☐ Nomination will be submitted to the State review board within the next twelve months.
- ☐ Nomination process is expected to be completed within thirty months.
- ☐ Other; explain: _____

B. Evaluation of property. (Complete 1, 2, 3, or 4, as appropriate.)

- ☐ 1. Property is a building which is *individually eligible*; it meets National Register Criteria for Evaluation: ☐ A ☐ B ☐ C ☐ D; Exceptions: _____
- ☐ 2. Property is located within a district which is a potential registered historic district; the district meets National Register Criteria for Evaluation: ☐ A ☐ B ☐ C ☐ D; Exceptions: _____
- ☐ 3. Building is located in a registered historic district, is outside the period or area of significance as documented in the National Register nomination, and;
- ☐ Appears to contribute to the significance of the district. The State expects to submit revised nomination documentation to NPS on _____
- ☐ Does not appear to contribute to the significance of the district.
- ☐ 4. Building should be denied a preliminary determination that it could qualify as a certified historic structure for the following reason or reasons: _____

C. Statement of significance of the building and the district or expanded district, if applicable. Include a description of how the building contributes to the significance of the district or expanded district, if applicable.

4

State Official Recommendation:

This application for the above-named property has been reviewed by Paula A. C. Spiero
a professionally qualified architect, architectural historian, or historian on my staff.

- ☒ The structure is included within the boundaries of a Registered Historic District, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.
- ☐ The structure is included within the boundaries of a Registered Historic District, contributes to the significance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
- ☐ The structure does not contribute to the significance of the above-named district.
- ☐ The structure appears to meet the National Register Criteria for Evaluation and will likely be nominated.
- ☐ The structure does not appear to meet the National Register Criteria for Evaluation and will not be nominated.
- ☐ The structure appears to contribute to the significance of a:
- ☐ Potential historic district which appears to meet the National Register Criteria for Evaluation and will likely be nominated.
- ☐ Registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS. Nomination or district documentation will likely be revised.
- ☐ The structure should be denied a preliminary determination that it could qualify as a certified historic structure.
- ☐ Insufficient documentation to evaluate structure. State's written request for documentation is attached.

☐ Detailed NPS review recommended ☐ Precedent-setting case ☐ Forwarded without recommendation

4-19-84

M. H.

UNITED STATES DEPARTMENT OF THE INTERIOR

OMB No. 42-R1785

Office of Archeology and Historic Preservation
Washington, D.C. 20240

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HISTORIC PRESERVATION CERTIFICATION

APPLICATION — PART 1

(Pursuant to the Tax Reform Act of 1976)

Instructions: Applicant should read the instructions carefully before completing application. No Certification may be made unless a completed application form has been received (P.L. 94-455). Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 1, use the reverse side or a separate plain sheet of paper clearly indicating the owner's name and mailing address. Part 1 of this application may be completed and sent to the appropriate State Historic Preservation Officer at any time during the year, and may be sent separately or with Part 2.

PART 1 EVALUATION OF SIGNIFICANCE

1. NAME OF PROPERTY: 27 East Montgomery Street
Address of property: Street Same as above
City Baltimore County _____ State Maryland Zip Code 21230
Name of historic district in which property is located: Federal Hill Historic District
2. DESCRIPTION OF PHYSICAL APPEARANCE: The property known as 27 East Montgomery Street is typical of the Federal Style being two and one half story brick house with a high pitched roof and a dormer window. The front facade is two bays wide with a common walkway shared with 25 East Montgomery. The brick is layed in flemish bond which is only used on the older houses of the (over)
(see instructions for map and photograph requirements—use reverse side if necessary)
3. STATEMENT OF SIGNIFICANCE: This building is one of four in a row built around 1800 and is one of the few examples of the Federal Style in the Historic District.
(use reverse side if necessary)
In 1799, David Williamson leased the four lots to Fred Cramer or Kramer, a Carter who is listed in the directory of 1800 as on Montgomery Street. In 1813, 25 and 27 were sold to John Merritt, a drover or drayman who is listed in the 1814 Directory. (over)
Date of construction (if known): Circa 1800 ☒ Original site ☐ Moved Date of alterations (if known): _____

4. NAME AND MAILING ADDRESS OF OWNER:

Name Dr. and Mrs. Jerome Koeppel
Street 222 W Cold Spring Lane
City Baltimore State Maryland Zip Code 21212
Telephone Number (during day): Area Code (301) 889-1800
I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I am owner of the property described above.
Signature [Signature] Date 12/20/83

For office use only

The structure described above is included within the boundaries of the National Register historic district and ☐ contributes ☐ does not contribute to the character of the district.

The structure ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and ☐ will likely ☐ will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CFR 60).

The structure is located in a district which ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6). ☐ will likely ☐ will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60). and ☐ appears ☐ does not appear to contribute to the character of said district.

Signature [Signature] Date 4-19-84
State Historic Preservation Officer

This property has been evaluated according to the criteria and procedures set forth by the Department of the Interior (36 CFR 67) and, if subject to depreciation under section 167 of the Internal Revenue Code of 1954

☐ is hereby certified a historic structure.

☐ does not contribute to the character of the historic district and does not merit certification as a historic structure. Reasons given on the attached sheet.

Signature _____ Date _____
Keeper of the National Register

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- 2.) continued---Historical District. The front windows and door have been removed but they were most likely the same as 25 East Montgomery since they were built at the same time.

The rear portion of the house, a later addition built around 1880's, is two stories high with a flat roof. The two bay wide addition is connected to the main or original house by a recessed one bay wide section so the main house has one window of the original rear elevation. The recessed addition has an unusual doorway with one side panel to the left of the door with a transom above. All windows have existing frames but sashes have been removed, wood lintels and sills remain. The addition and rear elevation has a cream color stucco finish over existing brick walls.

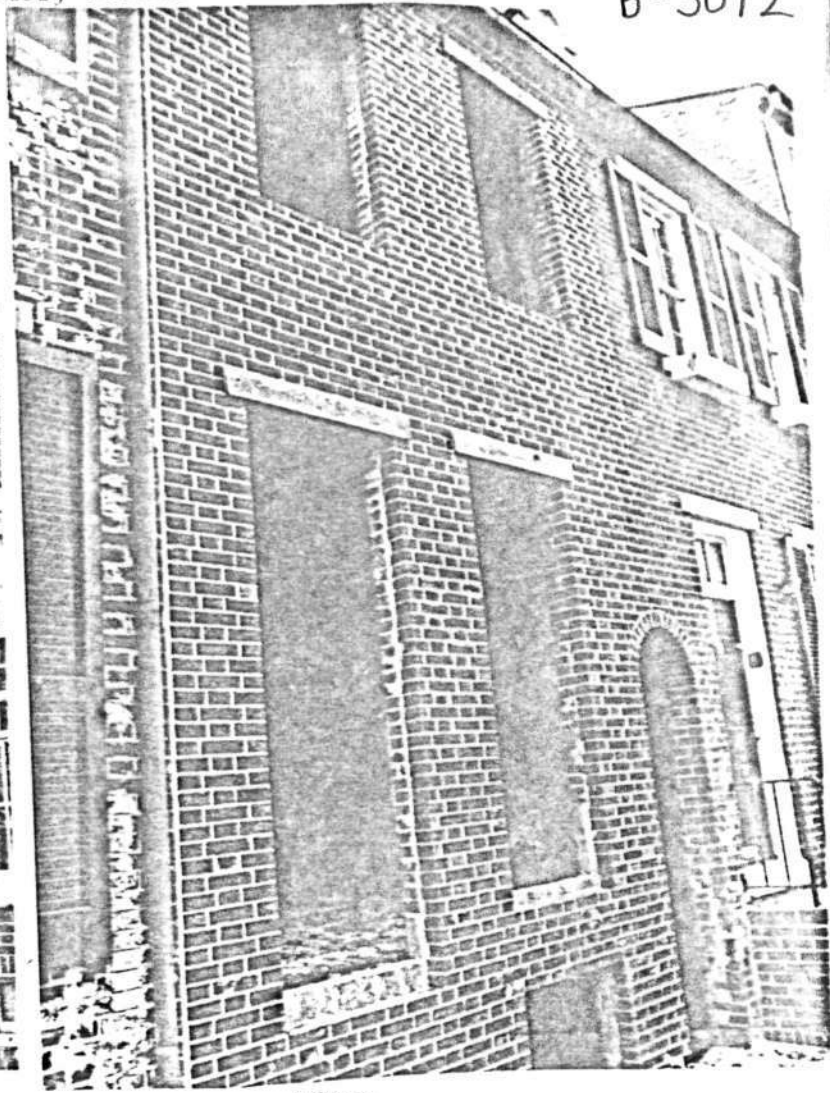
The interior plan has a two room main house with a one room entry hall addition and one room rear addition. The first floor front room straight run stairs is a later change when the building was converted to a two family dwelling. The second floor rear room winding stairs was the original stairs but now is in bad shape with most of the treads missing.

27 East Montgomery Street is the last to be renovated in the group of four identical two and one half story townhouses built in a row. These circa 1800 townhouses are the oldest in the Historical District and are good examples of Federal Style architecture.

- 3.) continued---The Peale Museum, 225 North Holiday Street, Baltimore, Maryland, is the source of this information.



Before



After



29, 27 and 25 East Montgomery Street



MONTGOMERY STREET



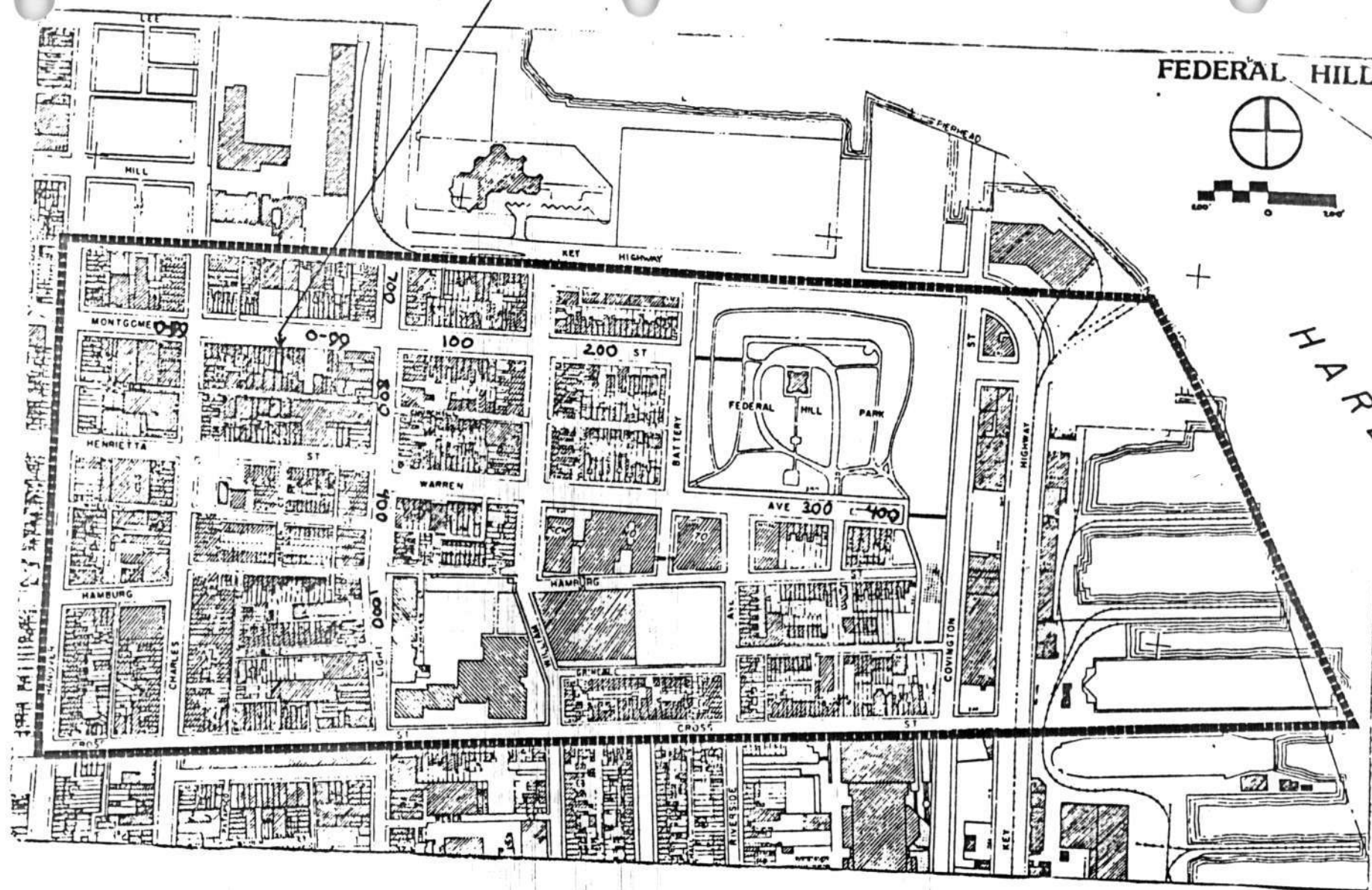
29, 27 and 25 EAST MONTGOMERY STREET

27 EAST MONTGOMERY STREET

FEDERAL HILL



HARD



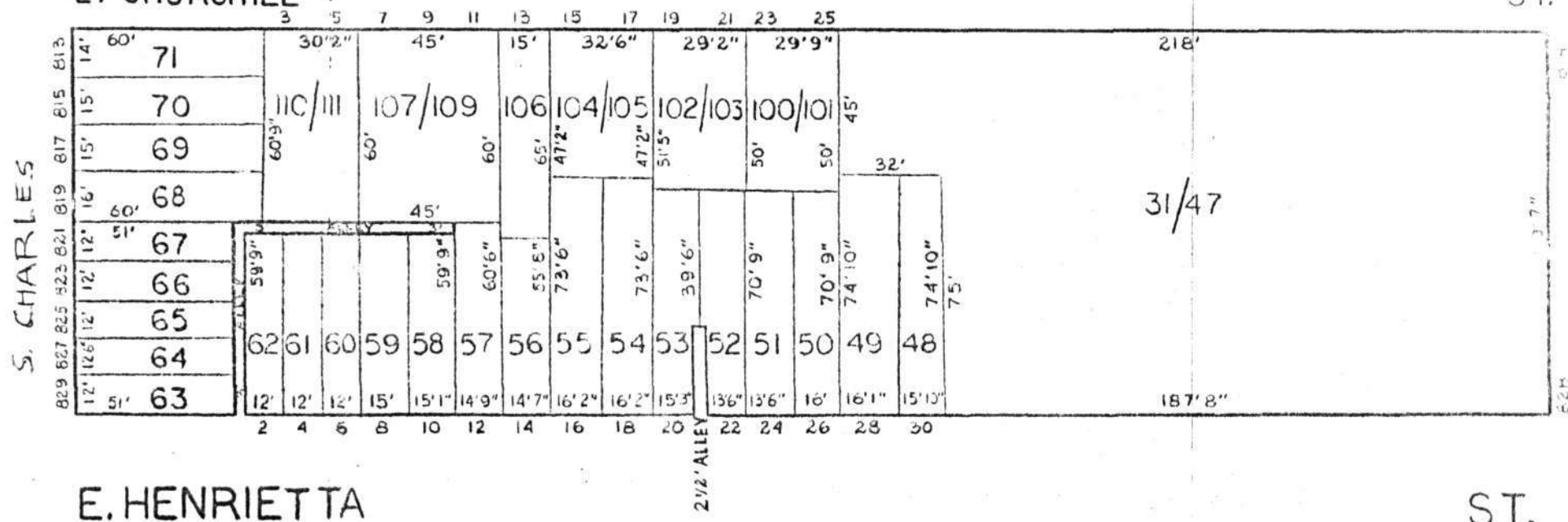
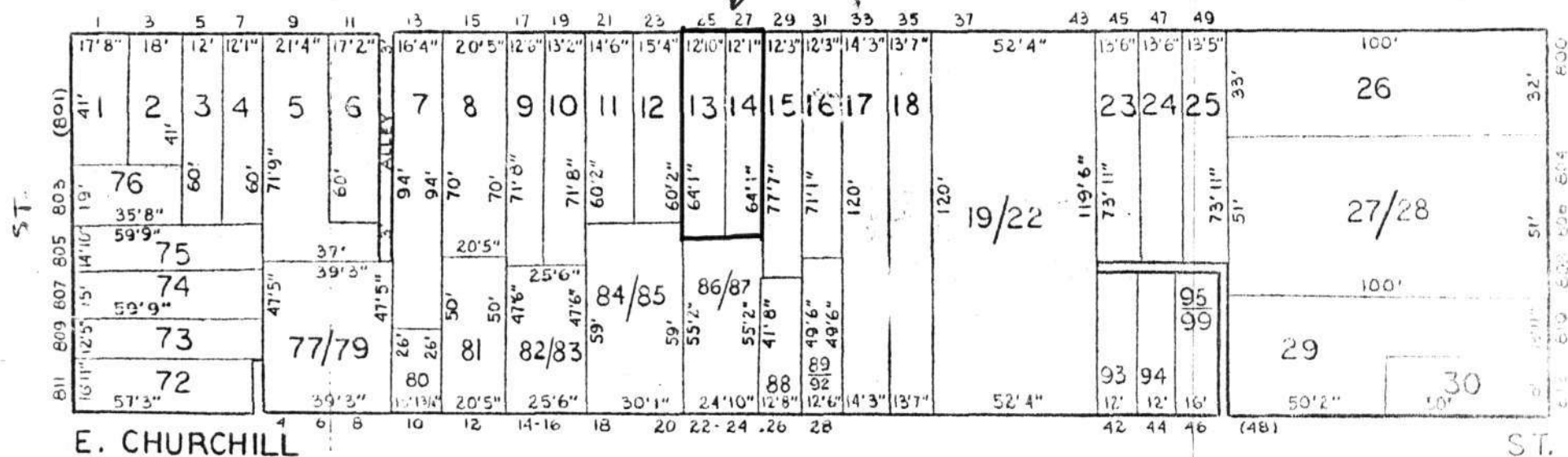
FEDERAL HILL NATIONAL REGISTER HISTORIC DISTRICT 4/17/70

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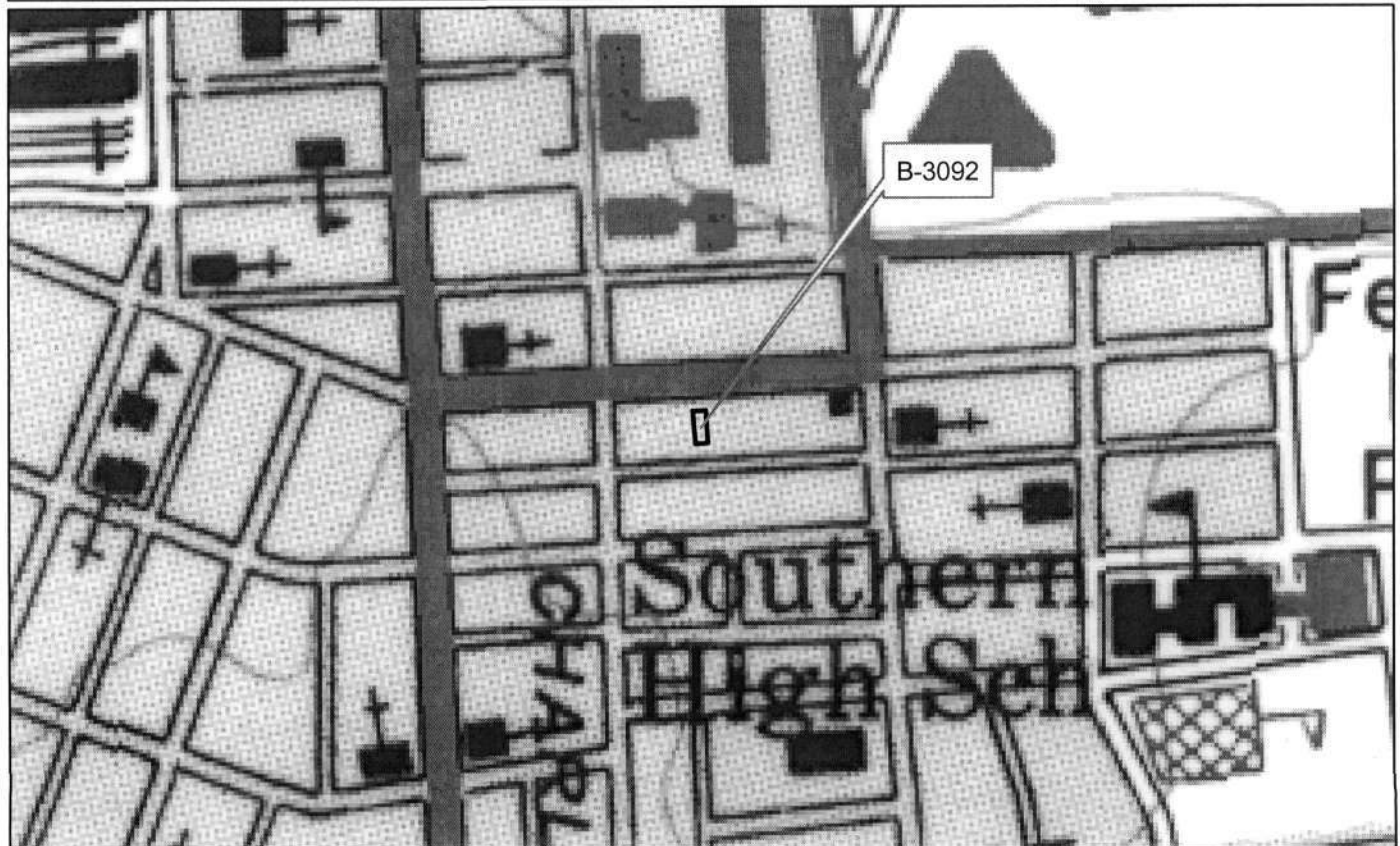
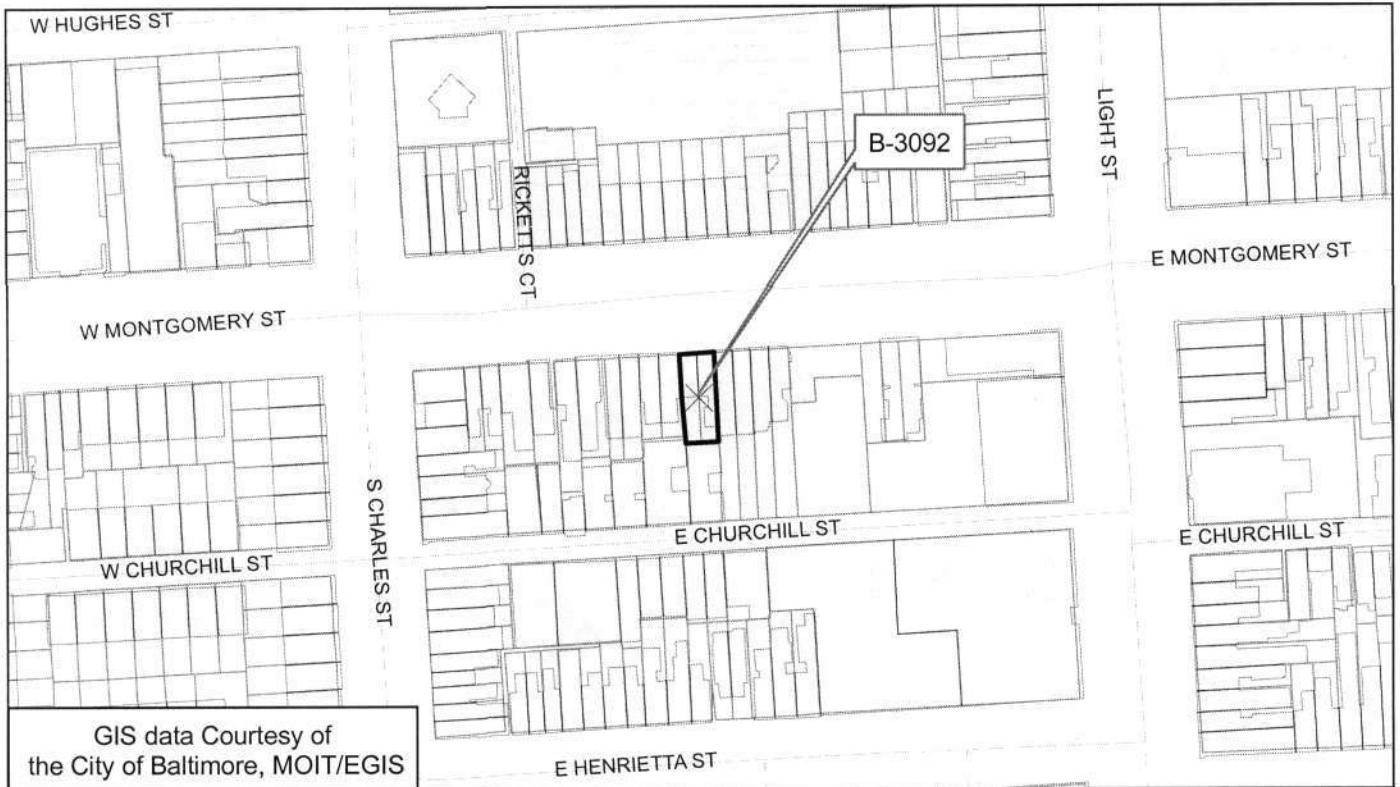
E. MONTGOMERY

ST.

3-3042



B-3092
25-27 E. Montgomery Street
Block 0905 Lots 013-014
Baltimore City
Baltimore East Quad.





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25-27 E. Montgomery St.

M.E.H.

4/79

North elevation